

04 December 2024

South Sydney Planning Panel
enquiry@planningpanels.nsw.gov.au
cc: Georges River Council

Dear Panel Members,

PPSSNH-154 – Development Application DA2023/0487 at 2 Wellington Street Sans Souci

Gyde Consulting act on behalf of the applicant regarding the above Development Application (DA) made under Part 4 of the Environmental Planning and Assessment Act 1979.

We write in response to Georges River Council's Supplementary Report dated 2 December 2024. This letter responds to Council's recommended conditions in Appendix A of the report.

We request the following changes are made to the recommended conditions:

- **Condition 12 – Design Changes**

The following design changes and information are required to be provided to Council's Senior Specialist Planner (Urban Design) for approval prior to the issue of a Construction Certificate.

We request that the wording of this condition is amended as follows:

The following design changes and information are required to be provided to Council's Senior Specialist Planner (Urban Design) for approval prior to the issue of a Construction Certificate **for any works excluding the marina.**

Condition 12 relates to works associated with the development excluding any portion of the marina works themselves. The client is considering construction options of separating the marina works from the club and parking/driveway/landscaping works; and as such would like the ability to commence the marina CC prior to finalising the CC for all other works onsite. The revised wording allows the marina CC to be separated from any CC for the rest of the works onsite.

- **Condition 12(a)** – *The vehicle entry structure at Plimsoll Street must be removed and replaced with stone cladding on the southern edge of the car park structure only. Landscaping shall be incorporated along the frontage of the site at this Plimsoll Street vehicle entry point and is to be outlined on the Final Landscape Plan.*

We request that the wording of this condition is amended as follows:

The vehicle entry structure at Plimsoll Street must be **amended to remove the splay structure removed** and replaced **it** with stone cladding, **with a maximum width of 1600mm facing Plimsoll Street.** ~~on the southern edge of the car park structure only.~~ Landscaping shall be incorporated along the frontage of the site at this Plimsoll Street vehicle entry point and is to be outlined on the Final Landscape Plan.

We believe that the vehicle entry structure at Plimsoll Street provides clear wayfinding signage for vehicles and the removal of the stone cladding along Plimsoll Street (on the eastern side) will reduce the visibility of the entrance sign. This proposed change achieves the "widening" of the driveway

entrance to the site and increased landscaping; which we believe is still consistent with Council's original condition.



Figure 1 Concept image of revised entry feature

- **Condition 12(c)** – *To minimise horizontality and the proportion of glazing when viewed from the foreshore, the materiality of the balustrades shall incorporate variation, similar to the aluminium screen colour / timber look materials.*

We request that this condition is deleted. We disagree with the suggested variation to the materiality of the balustrades. The purpose and functionality of the club relies on providing uninterrupted views across the water for patrons. The existing club has a glazed façade with no aluminium or timber materials as shown in the photomontages submitted to Council and included in Figure 2 below.

The materiality of this facade has already been amended from the original design, at Council's request, incorporating darker materials to make the look of the club more recessive when viewed from the foreshore. We believe that the incorporation of aluminium or timber materials will add bulk to the club when viewed from the water, as well as negatively affect the functionality of the club.



Figure 2 Existing view from foreshore



Figure 3 Proposed view from foreshore

- **Condition 39 – Underground Petroleum Storage Systems (EHB0026)**

Detailed plans and specifications for the proposed Underground Petroleum Storage System (UPSS) must be submitted to the satisfaction of the Certifying Authority prior to the issue of the construction certificate, demonstrating compliance with the:

(a) Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2019 (NSW) (as amended),

(b) the current or most recent version of AS1940 – The storage and handling of flammable and combustible liquids,

(c) the current or most recent version of AS4897 – The design, installation and operation of underground petroleum storage, and

(d) any other relevant standards (as amended) - SafeWork NSW (13 10 50) is to be contacted separately to obtain any additional requirements for the installation of underground storage tanks.

Detailed plans and specifications for the Underground Petroleum Storage System must be incorporated into the Construction Certificate documentation.

We request that this condition is deleted as no Underground Petroleum Storage Systems are proposed. If the Panel prefer to retain this condition, we request that the first sentence is amended as follows:

Detailed plans and specifications for ~~the~~ **any** proposed Underground Petroleum Storage System (UPSS) must be submitted to the satisfaction of the Certifying Authority prior to the issue of the construction certificate, demonstrating compliance with the...

We accept the remaining conditions recommended by Council with no further comments.

We are grateful for the opportunity to respond to the Council recommended conditions. We trust this response will enable the SSPP to favourably finalise its assessment of the development application.

Yours sincerely



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